

IN RE: PETITION FOR ZONING VARIANCE  
NE/CORNER MERRITT BOULEVARD  
AND WESTFIELD ROAD  
(Merritt Boulevard Shopping Ctr.)  
12th Election District  
7th Councilmanic District  
Merritt Boulevard Ltd. Part.  
Petitioner

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 92-129-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a variance from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a total of 366 parking spaces in lieu of the required 376 spaces and to approve a modified plan pursuant to Section 409.12.B of the B.C.Z.R. for a proposed addition in accordance with Petitioner's Exhibit 1.

The Petitioner, by Murray L. Wolman, General Partner, appeared, testified and was represented by Charles B. Heyman, Esquire. There were no Protestants.

Testimony indicated that the subject property consists of 5.358 acres more or less zoned B.M. and B.M.-C.S.A. and is the site of the Merritt Boulevard Shopping Center. Petitioners are desirous of constructing a one-story addition to the existing Murrays Steaks store located at the north end of the shopping center. Proffered testimony indicated that the proposed addition is needed to accommodate growing business. Mr. Heyman proffered that due to the layout of the existing store, the topography of the land and the location of existing improvements thereon, there is no other suitable location to place the proposed addition and meet parking requirements at the same time. Testimony indicated the relief requested will not result in any detriment to the health, safety or general welfare

of the surrounding uses and that to deny same would only create practical difficulty for Petitioners.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 11/14 day of November, 1991 that the Petition for Zoning Variance from Section 409.6 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a total of 366 parking spaces in lieu of the required 376 spaces and to approve a modified plan pursuant to Section

409.12.B of the B.C.Z.R. for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING  
Date 11/14/91  
By TMK

- 2 -

- 3 -

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

November 11, 1991

Charles B. Heyman, Esquire  
20 S. Charles Street, 10th Floor  
Baltimore, Maryland 21201

RE: PETITION FOR ZONING VARIANCE  
NE/CORNER MERRITT BOULEVARD AND WESTFIELD ROAD  
(Merritt Point Shopping Center)  
12th Election District - 7th Councilmanic District  
Merritt Boulevard Limited Partnership - Petitioner  
Case No. 92-129-A

Dear Mr. Heyman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

Timothy M. Kotroco  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: People's Counsel

File

### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 92-129-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 409.6 of B.C.Z.R. to allow a total of 366 parking spaces instead of the required 376 spaces (a variance of 10 spaces) and to approve modified plan pursuant to Section 409.12.B

of the Zoning Regulations of Baltimore County to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be shown at time of hearing

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: (Type or Print Name)	Legal Owner(s): Merritt Boulevard Limited Partnership (Type or Print Name)
Signature	Signature Murray L. Wolman (Type or Print Name) General Partner
Address	Signature Murray L. Wolman (Type or Print Name) General Partner
City and State	Signature
Attorney for Petitioner: Charles B. Heyman (Type or Print Name)	3 Greenwood Place Suite 300 Address Phone No.
Signature	Baltimore, MD 21208 City and State
20 S. Charles Street, 10th Floor Address	Name, address and phone number of legal owner, contract purchaser or representative to be contacted
Baltimore, MD 21201 City and State	Name
Attorney's Telephone No.: 539-6967	Address Phone No.

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, at \_\_\_\_\_ o'clock

ORDER RECEIVED FOR FILING  
(over) Date 11/14/91  
By TMK



92-129-A

#### DESCRIPTION FOR PARKING VARIANCE MERRITT POINT SHOPPING CENTER 12TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

BEGINNING FOR THE SAME at a point located at the intersection of the east side of Merritt Boulevard (120 feet wide) and the north side of Westfield Road (60 feet wide) as shown on "Amended Plat of Merritt Point Shopping Center" which is recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K. Jr. 30 at Folio 105; thence leaving said point so fixed and binding on the east side of Merritt Boulevard, referring all courses to the Baltimore County Metropolitan District Grid Meridian

- (1) Northerly by a line curving to the left having a radius of 1014.93 feet and an arc length of 150.36 feet subtended by a chord North 10 degrees 38 minutes 59 seconds West 150.22 feet; thence
- (2) North 14 degrees 53 minutes 38 seconds West 275.56 feet; thence leaving the east side of Merritt Boulevard and binding on the outline of the aforementioned plat
- (3) North 75 degrees 06 minutes 22 seconds East 437.00 feet; thence
- (4) South 14 degrees 53 minutes 38 seconds East 582.37 feet to the north side of Westfield Road; thence binding thereon
- (5) Westerly by a line curving to the right having a radius of 820.00 feet and an arc length of 328.47 feet subtended by a chord South 89 degrees 04 minutes 18 seconds West 326.28 feet; thence
- (6) North 79 degrees 27 minutes 10 seconds West 133.19 feet; thence



Description  
Merritt Point Shopping Center  
July 12, 1991  
Page No. 2

92-129-A

(7) North 42 degrees 56 minutes 20 seconds West 23.84 feet to the place of beginning

CONTAINING 5.358 acres of land, more or less.

BEING known and designated as Lot 1 and Lot 2 as shown on "Amended Plat of Merritt Point Shopping Center" which is recorded among the Land Records of Baltimore County, Maryland in Plat Book E.H.K. Jr. 38 at Folio 105.

RLC/mry

KCI Job Order No. 01-89001B  
Work Order No. 70491C

July 12, 1991



#### CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 12th Date of Posting 11/14/91  
Posted for 11/14/91  
Petitioner Merritt Boulevard Limited Partnership  
Location of property Merritt Boulevard, Merritt Point Shopping Center  
Location of Sign Merritt Point Shopping Center, 20 S. Charles Street, 10th Floor, Baltimore, MD 21201  
Remarks See description of property in petition  
Posted by TMK Date of return 11/14/91  
Number of Signs 1

#### CERTIFICATE OF PUBLICATION

OFFICE OF  
**Dundalk Eagle**

4 N. Center Place  
P.O. Box 8936  
Dundalk, Md. 21222

October 10, 1991

THIS IS TO CERTIFY, that the annexed advertisement of Baltimore County Zoning Office - Notice of Hearing - Case #92-129-A - P.O. #0115274 - Reg. #M49750 - 59 lines \$29.50 was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 11th day of October 19 91; that is to say, the same was inserted in the issues of October 10, 1991.

Kimbel Publication, Inc.  
per Publisher.

By Kimbel Publication, Inc.

# CERTIFICATE OF PUBLICATION

TOWSON, MD., 19

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of successive weeks, the first publication appearing on 19

THE JEFFERSONIAN,

*S. Zate Olson*  
Publisher

\$37.52

## NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 92-129-A  
NEC Merritt Boulevard and Westfield Road  
Merritt Point Shopping Center  
12th Election District  
7th Councilmanic District  
Petitioner(s): Merritt Boulevard Limited Partnership  
Hearing Date: Monday, Nov. 4, 1991 at 10:00 a.m.

Variance: to allow a total of 366 parking spaces instead of the required 376 spaces (a variance of 10 spaces); and to approve modified plan.

LAWRENCE E. SCHMIDT,  
Zoning Commissioner of Baltimore County  
10/06/91 October 15,

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-6150  
Number

Date

MAILED 10/25/91

PRICE

\$175.00

0440-#0130N1C00 \$175.00  
BA 0212:00PHD-17-91  
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County  
Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

receipt

Account: R-001-6150  
Number

Date

Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

DATE: 10-25-91

COPY

Merritt Boulevard Limited Partnership  
3 Greenwood Place  
Baltimore, Maryland 21208

RE:  
CASE NUMBER: 92-129-A  
NEC Merritt Boulevard and Westfield Road  
Merritt Point Shopping Center  
12th Election District - 7th Councilmanic  
Petitioner(s): Merritt Boulevard Limited Partnership  
HEARING: MONDAY, NOVEMBER 4, 1991 at 10:00 a.m.

Dear Petitioner(s):

Please be advised that \$ 92.62 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID. ALSO, THE ZONING SIGN & POST SET(S) MUST BE RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204. It should have your case number noted thereon and be made payable to Baltimore County, Maryland. In order to prevent delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
ZONING COMMISSIONER  
BALTIMORE COUNTY, MARYLAND

cc: Charles B. Heyman, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

SEPTEMBER 26, 1991

NOTICE OF HEARING

COPY

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 113, Baltimore County Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 92-129-A  
NEC Merritt Boulevard and Westfield Road  
Merritt Point Shopping Center  
12th Election District - 7th Councilmanic  
Petitioner(s): Merritt Boulevard Limited Partnership  
HEARING: MONDAY, NOVEMBER 4, 1991 at 10:00 a.m.

Variance to allow a total of 366 parking spaces instead of the required 376 spaces (a variance of 10 spaces); and to approve modified plan.

*Lawrence E. Schmidt*  
Lawrence E. Schmidt

Zoning Commissioner of Baltimore County

cc: Merritt Boulevard Limited Partnership  
Charles B. Heyman, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

October 23, 1991

Charles B. Heyman, Esquire  
20 S. Charles Street  
10th Floor  
Baltimore, MD 21201

RE: Item No. 132, Case No. 92-129-A  
Petitioner: Merritt Blvd Lmtd Ptnrshp  
Petition for Zoning Variance

Dear Mr. Heyman:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: October 21, 1991  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Murray L. Wolman  
Merritt Blvd Lmtd Ptnrshp  
3 Greenwood Place, Suite 300  
Baltimore, MD 21208

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

887-3353

Your petition has been received and accepted for filing this 17th day of September, 1991.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*James E. Dyer*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Merritt Boulevard Lmtd Partnership, et al  
Petitioner's Attorney: Charles B. Heyman

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 30, 1991  
Zoning Administration and Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Merritt Boulevard Limited Partnership, Item No. 132

Based upon an analysis of the site and the information provided, staff offers the following comments:

No CRG or waiver is required for this project since this proposed addition constitutes a minor expansion. While the expansion and the requested variances will not negatively impact the site, existing deficiencies should be addressed, e.g., a lack of suitable landscape treatment. Therefore, a landscape plan should be submitted to the Baltimore County landscape planner for approval by the deputy director of the Office of Planning and Zoning. A copy of the approved plan shall be forwarded to the Zoning office to be maintained in the official file. This office is primarily concerned about the provision of street trees along Merritt Boulevard and Westfield Road.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

PK/JL/rdn  
ITM132/TXTROZ



BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: October 18, 1991

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: October 1, 1991

This office has no comments for item numbers 127, 129, 130, 131, 132, 133, 134, 135, 138, 139, 140 and 141.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(410) 887-4500

OCTOBER 1, 1991

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: MERRITT BOULEVARD LIMITED PARTNERSHIP  
Location: MFC MERRITT BLVD. AND WESTFIELD RD.  
Item No.: 132 Zoning Agenda: OCTOBER 1, 1991

Comments:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *A. J. Smith* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/YEK

BALTIMORE COUNTY, MARYLAND  
INTER OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: September 27, 1991  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for October 1, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 127, 129, 130, 131, 132, 133, 135, 137, 138, 139, 140 and 141.

For Item 134, this subdivision is okay, with no comments needed.

For Item 136, the comments are reserved until the County Review Group plan is submitted. However, sideyard setback dimensions may change as a result of the County Review Group comments.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E.  
Developers Engineering Division

RWB:s

PLEASE PRINT CLEARLY

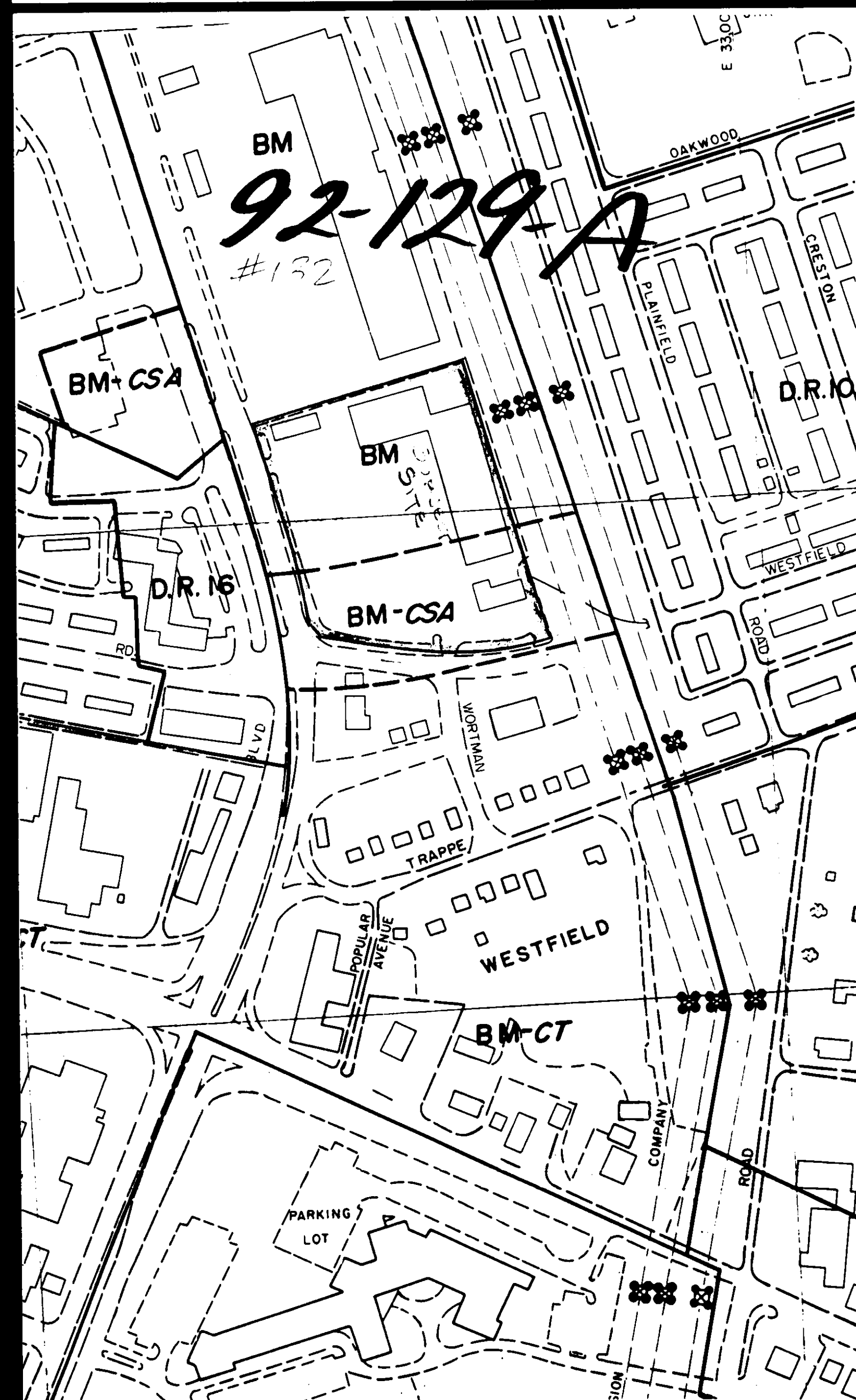
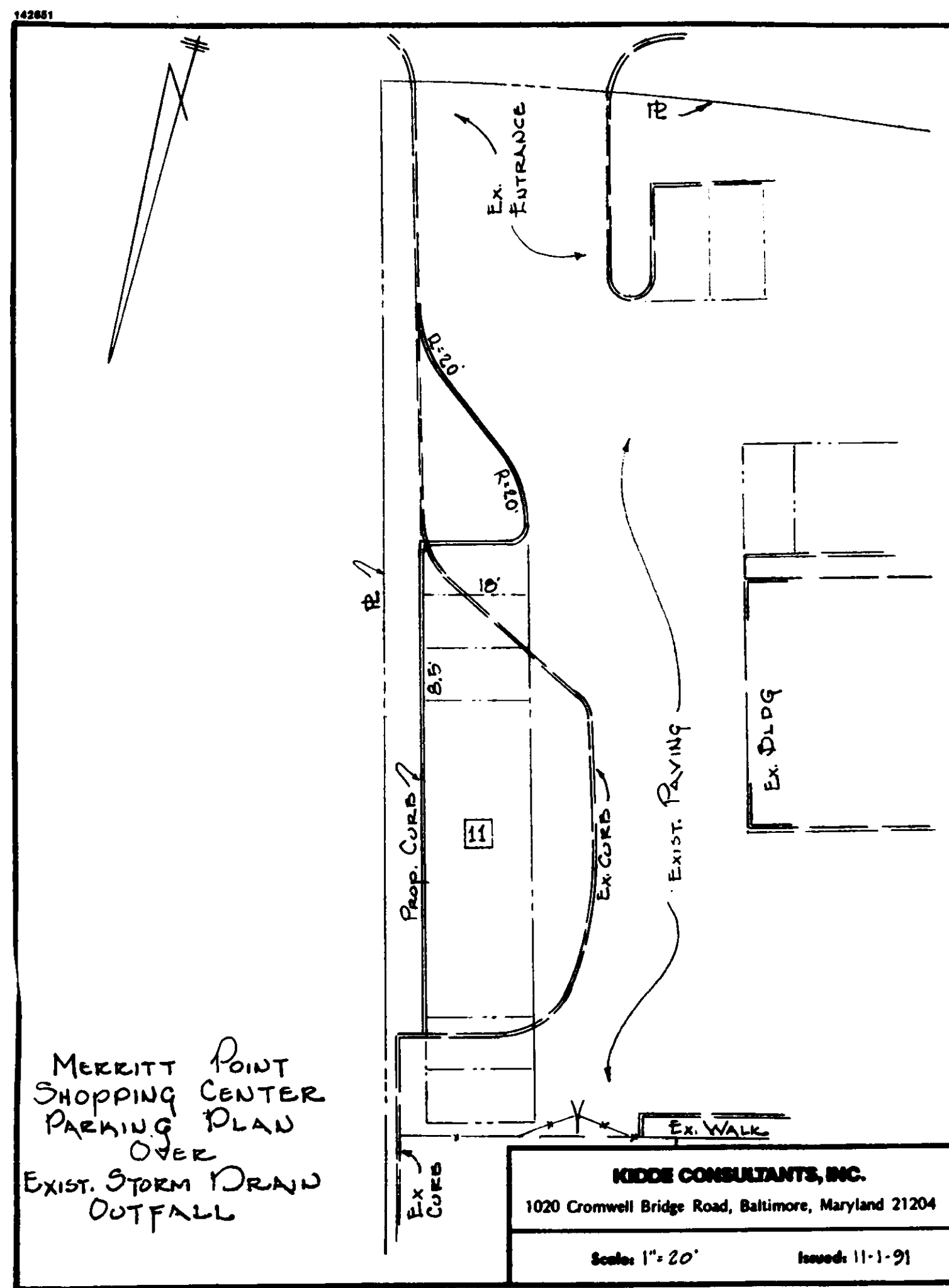
*Rolling*  
REGISTER(S) SIGN-IN SHEET

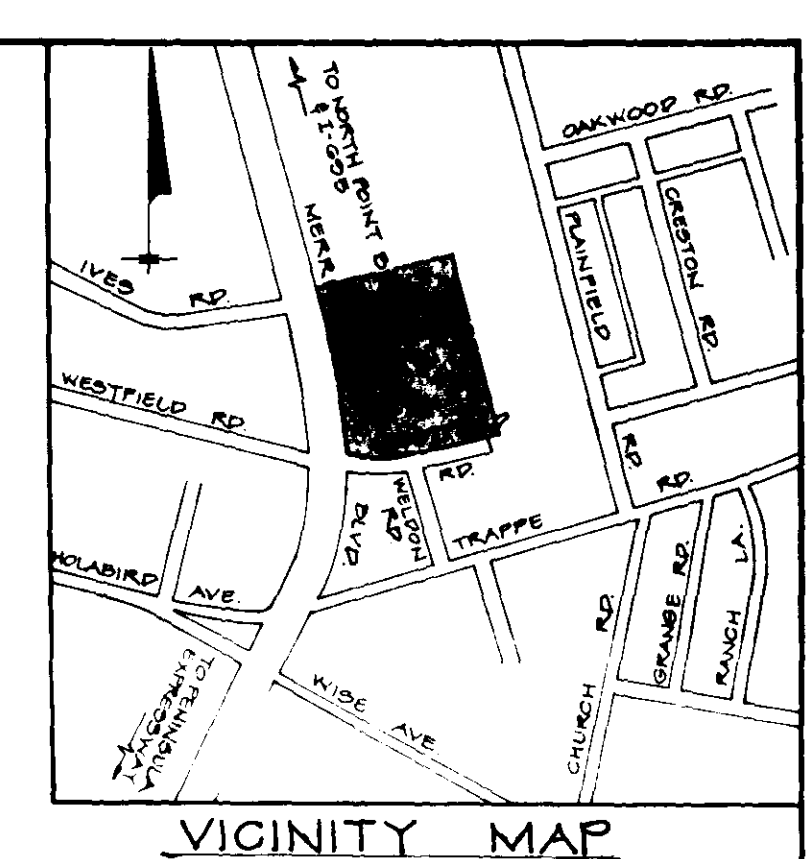
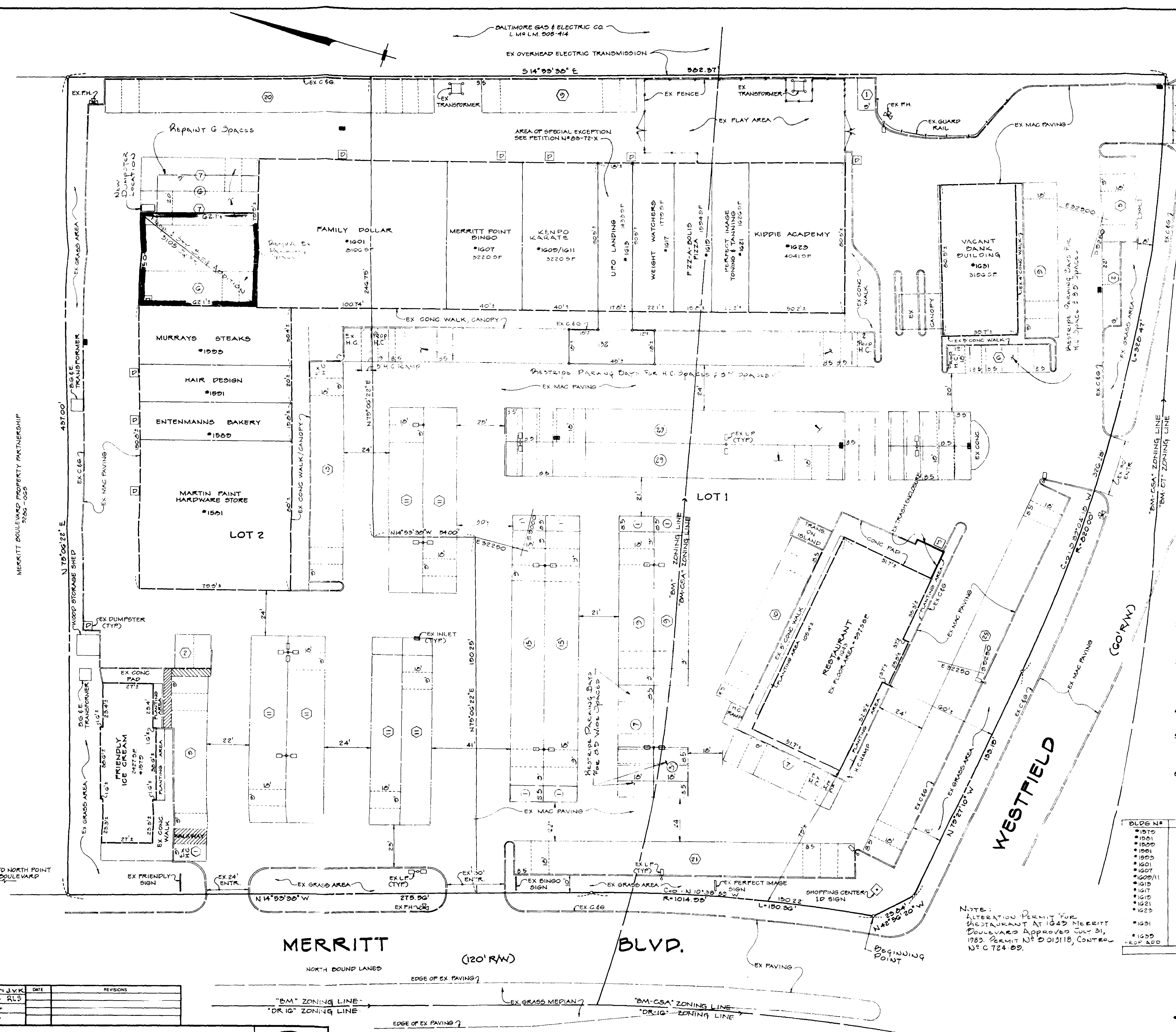
NAME

ADDRESS

*Charles D. Heyman*  
*Rolling*  
*Baltimore L. Smith*

*208 CHARLES ST. 10th Fl. Baltimore*  
*3450 N. 12th St.*  
*W.C. Technical Bldg. Rm. 2093*





- ### GENERAL NOTES
- AREA OF PROPERTY = 3.500 AC.; GROSS AREA OF PROPERTY = 1.501 AC.
  - EXISTING ZONING OF PROPERTY: "DM", "DM" WITH SPECIAL EXCEPTION "DM-USA"
  - EXISTING USE OF PROPERTY: NEIGHBORHOOD SHOPPING CENTER
  - FLOOR AREA RATIO:
    - A. ALLOWED FAR = 1.047, 102 SF (201,700 SF)
    - B. EXISTING FAR = 0.208 (40,655 - 200,000)
    - C. PROPOSED FAR = 0.222 (91,760 - 230,000)
  - OFF-STREET PARKING DATA: SEE PARKING TABULATION THIS PLAN.
    - A. TOTAL PARKING REQUIRED = 376
    - B. TOTAL PARKING EXISTING PROPOSED = 306
    - C. PUBLIC UTILITIES EXIST AT THE SITE
    - D. SITE IS LOCATED IN THE "MATERIALS NECK" DRAINAGE AREA.
- \* PETITIONER IS REQUESTING A VARIANCE TO SECTION 609.6 OF THE DCZB TO ALLOW A TOTAL OF 376 PARKING SPACES INSTEAD OF THE ALLOWED 310 SPACES (A VARIANCE OF 66 SPACES)

- ### SPECIAL EXCEPTION RESTRICTIONS
- (PETITION NO 83-72-2; GRANTED JUNE 18, 1982)
- A maximum of 30 amusement devices and children's rides shall be located within the enclosed area depicted on Petitioner's Exhibit 2 as containing 2,440 square feet and any increase in area, change in location within the center, or increase in number of amusement devices, including children's rides, shall be subject to a public hearing to amend this Order.
  - The use as an arcade shall cease upon termination or expiration of the lease with U.P.O. Landings, Inc., a Maryland corporation, and shall not be leased or subleased to another person, partnership, or corporation without a public hearing to extend the special exception to a new tenant.
  - Video games shall be at a ratio of at least 3 to 1 as applied to other amusement devices, including children's rides, and no prize, other than extended play time, shall be awarded. All rules for play, conduct and dress required of patrons shall be conspicuously posted in and about the premises and shall be strictly enforced. No one under the age of 18 years shall be permitted on the premises during school hours.
  - The hours of operation shall be between 11:00 a.m. and 12:00 midnight, Monday through Thursday; 11:00 a.m. and 1:00 a.m., Friday and Saturday; and 12:00 noon and 12:00 midnight, Sunday.
  - One of the owners shall be on the premises at all times the business is open Monday through Thursday and one of the owners and at least one other person in authority on the premises Friday through Sunday to strictly enforce these restrictions and those of the management.
  - A revised site plan, incorporating the restrictions set forth above, was submitted for approval by the Department of Public Works and the Office of Planning and Zoning.

### PARKING TABULATION

BUILDING #	USE	GROSS FOOTAGE	PARKING REQ'D	REMARKS
*101	RESTAURANT	2427	45.5	20 SPACES/1000 SF
*102	RETAIL	2520	25.0	5 SF/1000 SF
*103	RETAIL	1552	7.0	5 SF/1000 SF
*104	BEAUTY SHOP	1050	2.0	5 SF/1000 SF
*105	RETAIL	2400	12.0	5 SF/1000 SF
*106	RETAIL	5100	40.5	5 SF/1000 SF
*107	ARENA (400 SEATS)	3220	37.0	1/4 SEATS
*108/11	PERSONAL SERVICE	3220	10.0	3.3 SF/1000 SF
*109	ARCADIA	1430	5.7	4 SF/1000 SF
*110	PERSONAL SERVICE	1770	5.0	3.5 SF/1000 SF
*111	RETAIL	1004	5.0	5 SF/1000 SF
*112	PERSONAL SERVICE	1220	5.4	3.5 SF/1000 SF
*113	CHILD CARE CENTER (5 TEACHERS)	4041	6.0	1/6A TEACHER
*101	BANK	3100	10.5	3.5 SF/1000 SF
*105	RESTAURANT	5575	11.5	20 SF/1000 SF
*106	RETAIL	3100	15.5	5 SF/1000 SF
TOTAL		61,760	376.3	376

NOTE: (1) - INDICATES EXISTING PARKING SPACES  
(2) - INDICATES NEW PARKING SPACES  
RESTRICTING EXISTING PARKING SPACES

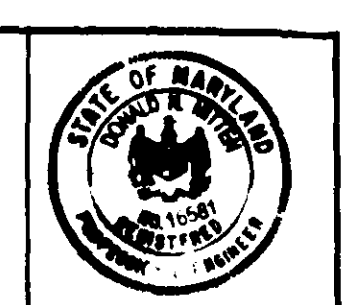
# 92-129-A

## SITE PLAN

### MERRITT POINT SHOPPING CENTER

MERRITT BOULEVARD & WESTFIELD ROAD  
ELECTION DISTRICT 12 BALTIMORE CO., MD  
SCALE: 1"=20' AUG 21, 1991

**KIDDE CONSULTANTS, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
1020 CROMWELL BRIDGE ROAD, BALTIMORE, MARYLAND 21204, 301-321-5500



**OWNER**  
MERRITT BOULEVARD LIMITED PARTNERSHIP  
SUITE 300, GREENWOOD PLACE  
BALTIMORE, MD 21210

COUNCILMANIC DISTRICT 7  
CENSUS TRACT 420102  
RESP REF: 9221-078  
ACCT N: 10-00-000017